

What is Neighborhood Planning?

College Station's Comprehensive Plan, **Places**, created a vision for the future of the community. At the forefront of that vision is the desire to create, protect, and enhance places of distinction. To achieve that vision, the City is embarking upon a revitalized small area planning program to bring vitality, sustainability, and stability to the neighborhoods, districts, and corridors of College Station.

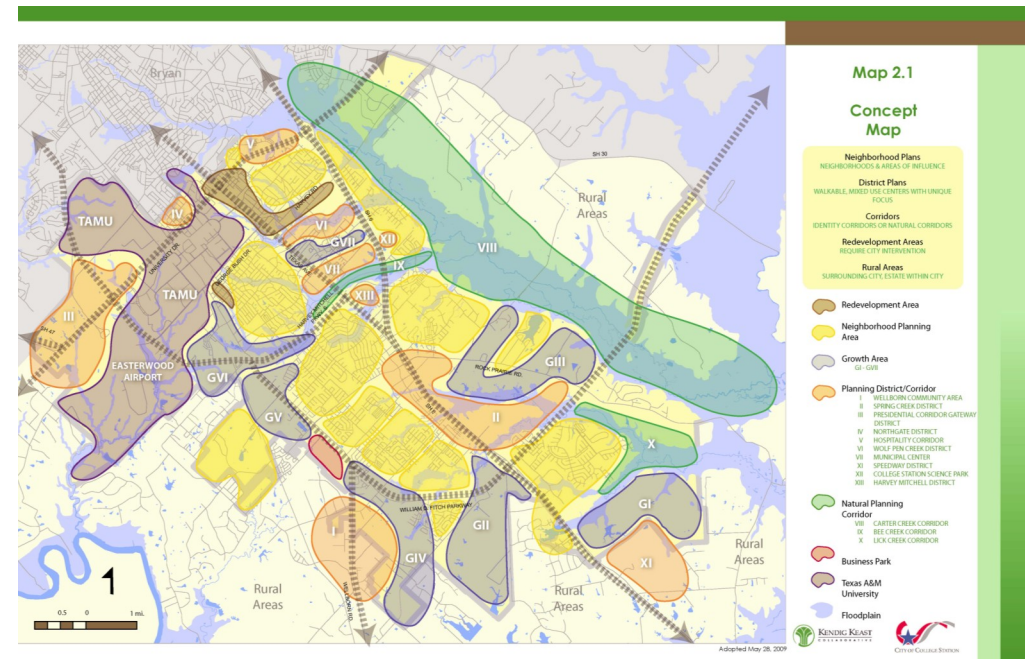
NEIGHBORHOOD PLANNING

Neighborhood plans are small area plans focused on areas designated for further review in the College Station Comprehensive Plan Concept Map. These plans will serve as action plans to achieve the vision and goals set out in the Comprehensive Plan within the specific planning area.

Neighborhood planning areas are made up of existing neighborhoods and adjacent areas, where, generally, it is important to promote and preserve the current land uses, character, and identity. Each neighborhood plan will be uniquely focused based on community input; however, each plan will evaluate and establish goals, strategies, and actions relating to:

Community Character and Land Use
Neighborhood Integrity
Mobility
Sustainability

Neighborhood plans will focus on specific, implementable actions that can be achieved in 5 to 7 years. Examples of actions might be to identify and obtain funding for subdivision streetscaping, repair broken sidewalks along a specified street, or to develop programs to encourage native landscaping to reduce water consumption.



Neighborhood Planning Phases

Pre-Planning

Identify area and stakeholders; create timeline; begin public outreach

Existing Conditions & Planning Vision

Identify and evaluate issues/opportunities; create vision and goals for plan

Plan Development

Create strategies and actions to achieve vision and goals

Adoption & Implementation

Plan is formally adopted by City Council; implementation plan pre-

What is Community Character?

Community Character relates to the stability, sustainability, and vitality of an area through the appropriate placement and interaction between land uses. Community Character identifies the location of future land uses and appropriate locations for redevelopment in order to create, protect, and enhance places of distinction throughout the community.

FUTURE LAND USES

Central College Station is made up of 1450 acres south of Harvey Mitchell Parkway between Texas Avenue, Wellborn Road, and Rock Prairie Road. The majority of land within this planning boundary is identified as Neighborhood Conservation on the Land Use Plan; however, there are 7 other land uses within this area:

Neighborhood Conservation: Areas that are primarily built out with limited redevelopment opportunity; appropriate for overlays and zoning classifications that provide additional character protection and address non-conforming issues.

General Suburban: Areas that should have an intense level of residential development activity, i.e., high-density single-family.

Urban: Areas with very intense level of residential development activity, primarily townhomes, duplexes, and high-density apartments. Commercial uses may be appropriate in redevelopment and growth areas.

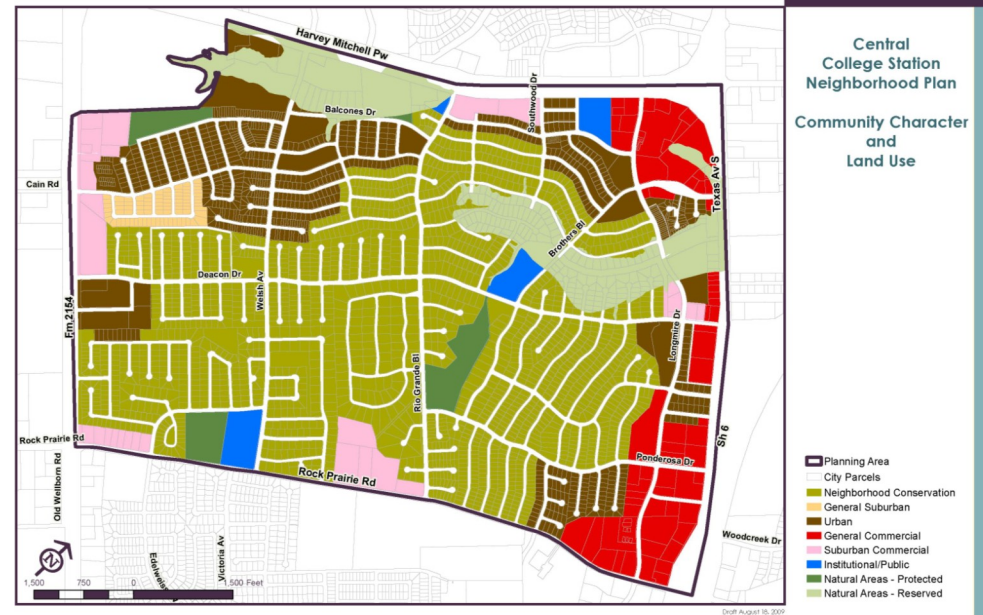
Suburban Commercial: Areas for concentrations of commercial activity catering to nearby residents. These areas are small in size, located near major roads, and is similar and compatible with surrounding residential architecture.

Institutional/Public: Areas for institutional and public uses like schools and libraries.

Natural Areas - Protected: Areas permanently protected from development like floodway, publically owned open space, and public parks.

Natural Areas - Reserved: Areas constrained by natural features that should be preserved for open space or natural function.

General Commercial: Areas of concentrated commercial for both nearby residents and to the larger community. These areas are large in size, located at intersections of two regionally significant roads, and should be concentrated in nodes rather than strips.



Community Character Issues

Adjacent Land Uses

Residential Density

Commercial Use Intensity

Walking distance to retail uses

Residential Conservation overlays

Floodplain protection

Image gateways

Possible Plan Considerations

Identify property likely to
redevelop

Identify appropriate land uses
for infill development

Location of key image
gateways

Funding for image corridor
beautification

Ensure adequate floodplain
protection

What is Neighborhood Integrity?

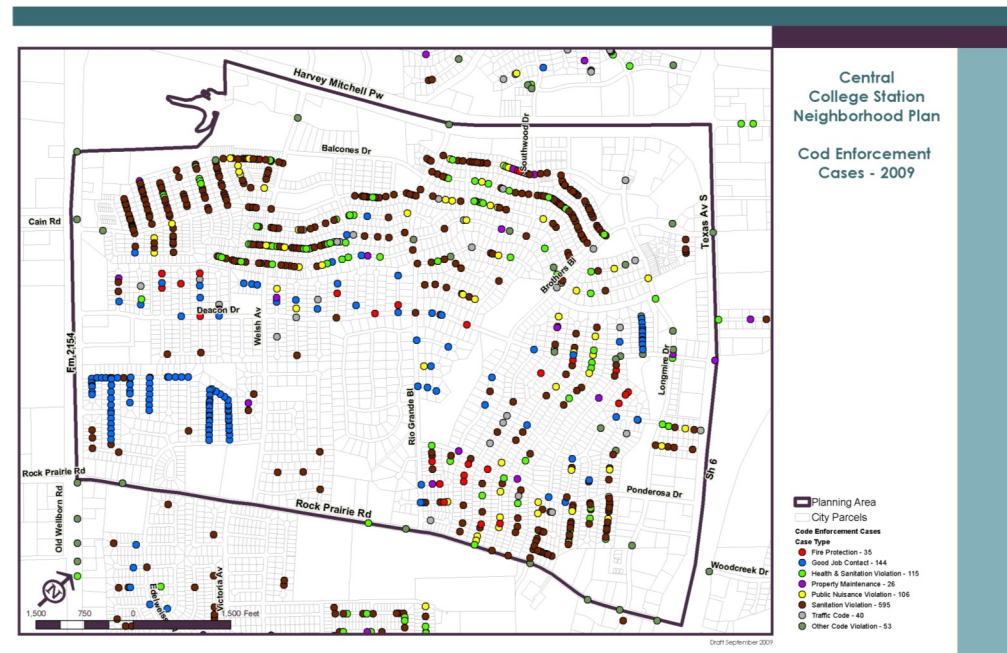
Neighborhood Integrity is the measure of the strength and stability of a neighborhood. Neighborhoods with a high measure of neighborhood integrity will remain attractive, livable areas that contribute to the overall quality of life in College Station.

NEIGHBORHOOD INTEGRITY

Neighborhood Integrity is affected by a number of factors from property maintenance to a strong sense of identity and place. As neighborhoods serve as the building blocks of the entire community, protecting and enhancing neighborhood integrity is a key goal of the Comprehensive Plan.

Neighborhood planning, as part of the Comprehensive Plan, brings renewed focus to neighborhoods as distinct and unique assets of the community. College Station's neighborhoods will face a number of opportunities and challenges during the life of the Comprehensive Plan - such as the relationship with rental tenants, neighborhood traffic management, neighborhood open space and maintenance and development, and appropriate infill and adjacent land uses.

In order to respond to these issues, neighborhood planning promotes strategies and actions to develop regulations and policies for new development in and around existing neighborhoods, develop standards for new residential development that compliments established neighborhoods, and streamline the City's provision of services for neighborhoods in order to respond effectively and efficiently to issues and promote active citizen engagement and communication.



Neighborhood Integrity Issues

Property maintenance
Code Enforcement
On-street parking
Safety
Neighborhood Parks and Open Space
Noise abatement
Housing quality
Neighborhood Associations

Possible Plan Considerations

Develop property maintenance standards
Identify key code violations for enforcement
Identify methods to lower crime rates
Develop ongoing communication program with off-campus students
Consider standards for new and infill construction

What is Mobility?

Neighborhood Mobility addresses pedestrian, bicycle and vehicular movement within and through an area. Whether for transportation or recreation, good connectivity improves the quality of life for neighborhood residents. The purpose of mobility in neighborhood planning is to ensure that there are options beyond the private automobile, including designated bike routes, extensive sidewalk network, and local transit services, that are safe and reliable.

MULTI-MODAL MOBILITY

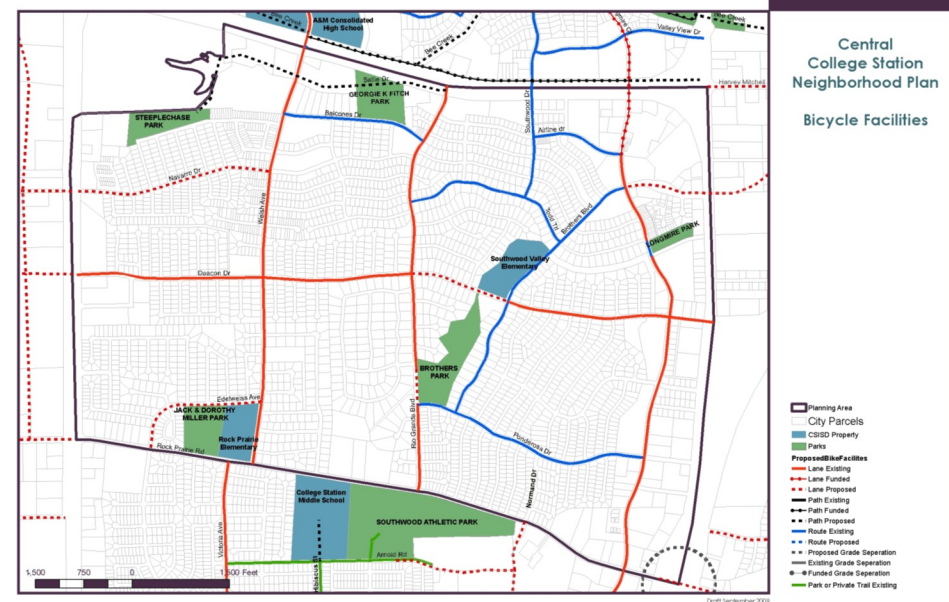
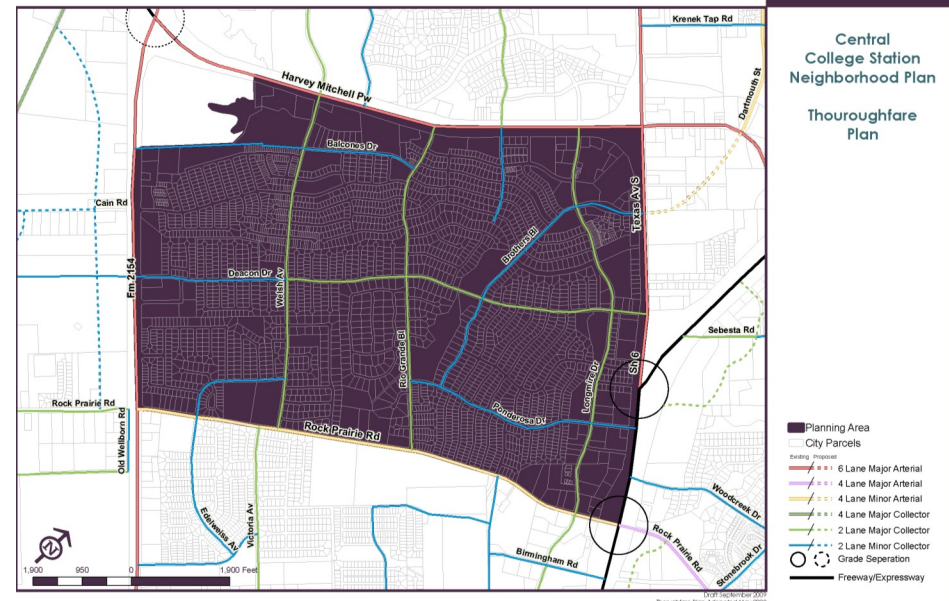
Multi-modal mobility accommodating pedestrians, bicyclists, automobiles and transit - is the key to successfully moving people within and through the neighborhood while reducing neighborhood traffic and retaining desired quality of life. The mobility network within a neighborhood may include trails, paths, sidewalks, bike routes, and streets. The neighborhood planning process will explore areas of concern for residents and identify potential solutions.

Types of Neighborhood Mobility Issues

- Safe routes to retail uses
- Safe routes to schools
- Recreational facilities
- Bicycle network
- Sidewalks network
- Neighborhood traffic congestion
- Transit options

Possible Plan Considerations

- Identify areas of congestions
- Identify inadequate pedestrian routes
- Identify inadequate recreational facilities
- Identify inadequate bicycle routes
- Identify traffic management options
- Identify public transportation needs
- Identify funding for improvement projects



What is Sustainability?

Neighborhood sustainability refers to the responsible use of the area's natural resources meet the needs of the present without compromising the ability of future generations to meet their own needs. It addresses environmental issues concerning resource conservation, preservation of natural corridors, and guiding new growth into the existing community. The purpose of sustainability in neighborhood planning is to develop strategies and actions that encourage sustainable living and building practices across the planning area.

SUSTAINABILITY

Sustainability as it relates to the Central College Station Neighborhood Planning area should focus on environmental education, stormwater control, water quality, landscaping, and the long-term environmental health of the planning area. Incorporating sustainable practices and policies into the Central College Station Neighborhood Plan will not only preserve the natural environment in the area, but it will also improve the quality of life for the residents.

Types of Neighborhood Sustainability Issues

- Water conservation
- Utility needs
- Stormwater runoff
- Preservation of natural corridors
- Asset management

Possible Plan Considerations

- Identify neighborhood sustainability indicators
- Rainwater harvesting
- Neighborhood-based workshops on topics such as composting, gardening, and energy saving strategies
- Solar panel incentives
- Xeriscaping education classes
- Proper lawn maintenance classes

